

**CHADDS FORD TOWNSHIP  
PLANNING COMMISSION**

August 27, 2003

**MINUTES**

The Planning Commission of Chadds Ford Township met in the Township Building on Wednesday, August 27, 2003. Present were Chairman William J. Taylor, Jim Reamer, Fred Reiter and Anthony Cutrona. Also in attendance were Kevin M. Matson, EIT, for James C. Kelly, Township Engineer, and Maryann D. Furlong, Township Secretary.

**CALL TO ORDER**

The meeting was called to order at 7:38 PM.

**APPROVAL OF MINUTES OF July 30, 2003**

Upon motion and second (Reamer, Cutrona), the minutes of the July 30, 2003 meeting of the Planning Commission were unanimously approved.

**PUBLIC COMMENT**

No comments were offered.

**OSBORNE/WARNER – 2 Lot SUBDIVISION – First Public Review**

James Fritsch of Regester Associates presented for applicant Osborne Place Associates. The proposal is for subdivision of a 4.788 acre tract on Atwater Road into two separate lots with on-lot disposal systems and well water supply.

Comments contained in Kelly Engineer's review letter of August 27, 2003, were discussed.

Under the Additional Comments section, paragraph 16., Mr. Reiter questioned the distance between the proposed driveways and objected to the construction of two separate entrances onto Atwater Road. Mr. Reiter suggested possible line of sight problems. Mr. Taylor also questioned sight distance from the proposed driveways. Mr. Fritsch replied that there will be approximately 80 feet between the driveways.

The option of a shared driveway was discussed, with Mr. Reamer suggesting that many times it's beneficial to have someone to help with maintenance and snow removal.

Mr. Reiter addressed the matter of stormwater drainage in the area. Mr. Fritsch reviewed proposed remedies to the situation and stated that percolation tests had been performed.

Mr. Taylor reviewed the removal of existing sewage tanks and wells that are currently on the property. Mr. Fritsch was not certain of what tanks were where,

but stated that the existing well will be brought into compliance with DEP standards. Mr. Reamer asked if new tanks will be underground. Mr. Megill

Planning  
Commission Minutes  
August 27, 2003  
Page Two

responded that propane tanks are to be used to prevent future erosion and ground contamination.

Mr. Fritsch stated that the minor revisions necessary pursuant to Kelly's review letter will be made and information will be provided regarding the underground tanks. Mr. Taylor asked Mr. Fritsch to provide updated plans at the next Planning Commission workshop, scheduled for September 10, 2003.

### **SUSAN ROBBINS – REVERSE/SUBDIVISION - First Public Review**

Kathleen Farrell, Esquire, reviewed the application of Susan Robbins, who had previously gained approval to rearrange property lines. A subsequent revision is necessary so that the property which accesses Atwater Road, Lot 2, will meet minimum zoning requirements. Ty Leinneweber, of Vollmer Associates, presented the line relocation proposal for the applicant. Kelly Engineers review letter of August 26, 2003, was discussed.

Mr. Taylor asked if any of the waivers listed on Page 2 had been satisfied, all of which had been granted with the original submission last November. They had not. Mr. Mattson suggested that the requirements of the Township's SEO must be satisfied and for that reason, most of the waivers

not be granted. It was also suggested that a replacement area for the septic system be added to the site to satisfy the SEO. The applicant agreed to do testing to provide information and to answer items 12 through 16. Mrs. Farrell submitted a report as to the adequacy of the current septic system.

Mr. Taylor asked if there was anything outstanding on items 1 through 11 of Kelly's letter. Mr. Matson stated there was not. The applicant agreed to comply with item 15.

Mr. Reiter questioned the positioning of one specific lot line as to why it was not straight. Mr. Leineweber responded that a straight line would decrease the size of the large lot to less than ten acres, thus was not possible.

#### **MOTION TO APPROVE LOT LINE CHANGE OF SUSAN ROBBINS**

Upon motion and second (Reamer, Cutrona), members of the Planning Commission unanimously approved the Subdivision Plan of Susan Robbins dated August 6, 2003, contingent upon the applicant's successful demonstration to the Township's SEO of the availability of a site for a replacement septic system and specific approval of the Township's SEO as to any and all other sewer issues.

#### **STONE BROOK I and II – PRELIMINARY/FINAL SUBDIVISION – First Public Review**

Michael Lyons, Esquire and John Fellows of Vollmer Associates, presented for applicant Newlin Homes.

Planning Commission

Minutes

August 27, 2003

Page Three

#### **Stone Brook I**

Stone Brook I, in plans dated August 1, 2003, proposes the subdivision of a 9.92 acre parcel on Atwater Road into four separate lots. Kelly Engineer's comments as contained in the letter of August 27, 2003, were reviewed.

Mr. Fellows had reviewed Kelly's comments and stated that the applicant will comply with all subdivision/land development issues. No waivers will be requested except for perhaps asking that both applications be

considered Preliminary/Final. The application for Stone Brook I was submitted as Preliminary and Stone Brook II as Preliminary/Final. The applicant would like to proceed simultaneously with both submissions being given preliminary/final status.

The Stone Brook I proposal includes improvements to the cul-de-sac at the end of Atwater Road to allow for turn arounds for school buses, etc. The improvements will also aid in snow removal during the winter.

Mr. Matson suggested that there is conflicting information as to where the public versus private section of Atwater Road begins. Mr. Fellow replied that several deeds refer to a spike in the road, some 15 feet past the cul-de-sac, that acts as the border. Discussion followed.

Mr. Reiter questioned the proposed dual driveways, the position of the cul-de-sac and whether or not there was a 50 foot right of way. It was suggested that Mr. Jensen check into the matter. Mr. Lyons will confirm.

Mr. Fellows discussed the positioning of the location of the driveway on lot three. That driveway will be moved to comply with the 10 foot requirement.

Mr. Fellows will revise the plans pursuant to Kelly's review letter, research the 50 foot right of way question and have suggestions as to eliminating the dual driveways prior to the next presentation.

## **Stone Brook II**

Stone Brook II, in plans dated August 6, 2003, proposes subdivision of a 8.08 acre parcel on Atwater Road into three separate lots. An existing house will remain on a four acre lot. Kelly Engineer's comments as contained in the letter of August 26, 2003, were reviewed.

At Mr. Reiter's suggestion, Mr. Fellows will research the right of way issue. The applicant will utilize the existing driveway. The rear portion will be subdivided into two lots, with the existing driveway to be extended to each lot.

Mr. Fellows agreed to comply with Kelly comments numbers 5. through 42., which he stated were mainly "housekeeping" items.

The applicant was willing to coordinate all subdivision/land development comments of Kelly Engineer's letter of August 26<sup>th</sup> and also address Planning Module Review comments. Mr. Fellows said that he would revise the plans and resubmit at the next work session.

Mr. Reiter stated that the proposed subdivision hinder his ability to subdivide his ten acre property. Mr. Reiter may address the issue before the Board of Supervisors.

**NEW HORIZONS FELLOWSHIP CHURCH – LAND DEVELOPMENT APPLICATION – Second Review – Plans last revised 7/21/03**

Michael Lyons, Esquire, and Reverend Timothy Pierce, Pastor, were present on behalf of the applicant New Horizons Church, 1392 Baltimore Pike. Mr. Lyons reviewed comments contained in Kelly Engineer's review letter of August 27, 2003, via response letter dated July 19, 2003. Peter Goldring, the applicant's engineer, was unable to be present.

Mr. Lyons reported that no major changes had occurred from last month's report and that the applicant is continuing to address outstanding issues. Mr. Lyons plans to file an application for use by special exception with the Township in September with hopes that a hearing may be scheduled in October.

Reverend Pierce reported that percolation testing had been satisfactorily completed and that he had received word from both John Ibach, Township SEO, and DEP that a planning module exemption will be approved. A wetland reports had been completed and the Reverend should receive same shortly.

The applicant will continue to advise Planning Commission members of progress made.

**MOTION TO ADJOURN**

There being no further business, the meeting was adjourned at 8:50 PM.

Respectfully submitted,

MARYANN D. FURLONG  
Planning Commission Secretary